

# BOARD OF ZONING APPEALS

## CITY OF MILWAUKEE

REGULAR MEETING - October 12, 2000  
City Hall, Common Council Committee Room 301-B

### MINUTES

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PRESENT:

**Chairman:** Craig H. Zetley (*voting on items 1-64*)

**Members:** Henry P. Szymanski (*voting on items 1-64*)  
Scott R. Winkler (*voting on items 1-64*)  
Roy B. Nabors (*voting on items 1-64*)

**Alt. Board Members:** Georgia M. Cameron (*voting on items 53-64*)  
Donald Jackson (*voting on items 1-52*)

START TIME: 2:02 p.m.

End Time: 6:25 p.m.

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<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23085 Special Use	Save The Little Children Christian Day Care; Lessee  Request to occupy the premises as a day care center for 102 children, ages 2 - 12 yrs., from 6 a.m. to 6 p.m.	4828 W. Lisbon Av. 17th Dist.
Action:		Granted 2 yrs.	
Motion:		Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
Vote:		4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
Conditions of Approval:		<ol style="list-style-type: none"><li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li><li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li><li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li><li>4. That the operator obtains an occupancy permit and complies with all State requirements for day care centers.</li><li>5. That the unused driveway on West Lisbon Avenue is closed and restored with curb and gutter.</li><li>6. That signage above the front windows is limited to a maximum of 100 sq. ft.</li><li>7. That if the existing roof sign is not utilized it should be removed.</li><li>8. That the storefront windows remain as clear glass and are maintained in an attractive manner.</li><li>9. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li></ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
2	23188 Change of Operator	McDonald's Deborah N. Moore; Lessee  Request to continue occupying the premises as a type 'B' restaurant.	2700 W. Capitol Dr. A/K/A 2710 W. Capitol Dr. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
3	23130 Dimensional Variance	Christine Christie, Property Owner  Request to convert the attic to habitable living space to be used in conjunction with the 2nd floor (no 3rd unit).	3059-61 N. Newhall St. 3rd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	23207 Change of Operator	First Capital MGT., Inc., Lessee  Request to continue occupying the premises as Type 'A' restaurant.	2301 W. Wisconsin Av. A/K/A 2301-05 W. Wisconsin 4th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	23201 Change of Operator	Nanette Suchocki, Lessee  Request to continue occupying the premises as a day care center for 70 children, ages 6 wks. to 11 yrs., from 5:30 a.m. to 6:00 p.m.	8028 W. Capitol Dr. 5th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
6	22805 Special Use	The Three Amigos' Learning Center Victoria L. Stepter; Property Owner  Request to occupy the premises as a day care center for 19 children, ages 6 wks.-13yrs., for 24 hours.	2868 N. 27th St. 7th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
7	23189 Change of Operator	Yousef Alzalloum, Lessee  Request to continue occupying the premises as a grocery store.	2900 N. 12th St. 10th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	23200 Change of Operator	Nanette Suchocki, Lessee  Request to continue occupying the premises as a day care center for 150 children, ages 6 wks. to 11 yrs., 6 a.m. to 6 p.m.	3027 W. Greenfield Av. A/K/A 3023-27 W. Greenfield Ave. 16th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
9	23220 Dimensional Variance	Dixie Stephens, Property Owner  Request to convert the lower floor from a retail store to a residential unit.	4728 W. Lloyd St. A/K/A 4730 W. Lloyd St. 17th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the appellant submits a scaled and dimensioned facade and site plan.</li> <li>5. That the appellant works with the Department of City Development on design related issues.</li> <li>6. That this Variance is granted to run with the land.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
10	23184 Special Use	Grace Family Daycare Center Johnathan Saffold; Property Owner	2809 W. Atkinson Av. 1st Dist.
		Request to occupy the premises as a day care center for 99 children, ages 6 wks. to 12 yrs., from 7 a.m. to 6 p.m.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the operator obtains an occupancy permit and complies with all State requirements for daycares</li> <li>5. That the applicant applies for a loading zone on West Atkinson Avenue.</li> <li>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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11	23166 Special Use	Five and Ten Tavern James F. Douglas; Property Owner  Request to continue occupying the premises as a tavern with an expansion into the second story.	1850 N. Water St. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the operator complies will all pending orders from DNS prior to obtaining a Certificate of Occupancy.  5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
12	23191 Dimensional Variance	Gustav F. Schlitz, Property Owner  Request to construct a garage on the premises without the required setback.	2202 E. Bradford Av. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	

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13	23203 Dimensional Variance	Timothy Brophy, Timothy Brophy, Jr & Timothy Olson, Property Owner  Request to splict the existing parcel into 2 separate lots with a dwelling unit on each.	1235 E. Brady St. A/K/A 1235-41 E. Brady 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	
14	23204 Dimensional Variance	Timothy Brophy, Timothy Brophy, Jr & Timothy Olson, Property Owner  Request to split the parcel creating two lots with one structure on each.	1241 E. Brady St. A/K/A 1235-41 E. Brady St. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	

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15	23212 Dimensional Variance	Thomas J. Danner, Property Owner  Request to construct a garage, 20' x 13' without the required setback.	1901 E. Webster Pl. 3rd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
16	23182 Special Use	New Land Enterprises Boris Gohkman; Prospective Buyer  Request to construct a multi-family residential complex with residential live/work units on the first floor.	511 E. Menomonee St. 4th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstain - C. Zetley	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the applicant applies for a special privilege for any building that encroachments into the public right of way.</li> <li>5. That this special use is granted to run with the land.</li> </ol>	



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17	23197 Special Use	Steven C. Marcus, Prospective Buyer  Request to continue occupying the premises as a professional office.	3209 W. Highland Bl. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
18	23195 Dimensional Variance	Walter & Avonne Stumpf, Property Owner  Request to construct an attached garage addition to the existing 3-family residence.	3488 N. 88th St. 5th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the applicant pays all costs associated with relocating a street light at the new driveway approach.</li> <li>5. That these Variances are granted to run with the land.</li> </ol>	

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19	23218 Dimensional Variance	Amy S. Schmitz, Property Owner  Request to construct a detached garage on the premises.	8103 W. Keefe Av. 5th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	
20	23190 Special Use	C & E William's Childcare Eddie Rutledge; Lessee  Request to occupy the premises as a day care center for 50 children, ages 4 - 12 yrs., from 5 a.m. to 7 p.m.	2300 W. North Av. A/K/A 2100 W. North Ave. 7th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the operator obtains an occupancy permit and complies with current State commercial code for day cares.  5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.	

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21	23209 Special Use	Council for the Spanish Speaking, Inc. Property Owner  Request to occupy the premises as a social service facility (resource library and offices.) .	1659 S. 36th St. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
22	23198 Use Variance	Clara Wright, Lessee  Request to occupy the lower level of the premises as a school.	8415 W. Bradley Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the applicant obtains and occupancy certificate and complies with all State commercial codes for schools.  5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

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23	23206 Special Use	Ashleys Multi-Cultural Childcare Center, Inc. Lisa Ashley; Lessee  Request to occupy a portion of the premises as a day care center for 100, ages 2 wks. to 12 yrs., from 6 a.m. to 6 p.m.	6530 N. 76th St. A/K/A 6406-6540 N. 76th 9th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That the operator obtains an occupancy permit and complies with current State commercial code for day cares.  5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
24	23208 Special Use	SBS Partnership d/b/a Heiser Auto Group, Incl., Property Owner  Request to occupy a portion of the premises as an office.	7500 N. 76th St. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	

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25	23210 Special Use	Milwaukee Police Athletic League, Inc. James E. Miller Jr.; Prospective Buyer  Request to construct and occupy the premises as a community center.	2320 W. Burleigh St. A/K/A 2319 W. Auer Ave. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
26	23180 Dimensional Variance	Divine Shepherd Lutheran Church Property Owner  Request to install a 5' x 10' internally illuminated double-faced ground sign.	9741 W. Beloit Rd. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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27	23196 Dimensional Variance	Robert & Mary McDougall Property Owner  Request to construct and occupy the premises as a single-family residence.	4742 W. Forest Home Av. 11th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	
28	23199 Dimensional Variance	Milwaukee Public Schools Honey Creek Elementary School; Property Owner  Request to construct new signage in excess of the permitted area limit.	6701 W. Eden Pl. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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29	23217 Special Use	Guadalupe Estrada, Property Owner  Request to occupy the premises as a tavern and dance hall.	1560 W. National Av. A/K/A 1538,1548,1554,1560 & 1566 W. North Ave. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
30	23137 Special Use	Eller Media Dan Pomeroy; Prospective Buyer  Request to relocate and reconstruct the existing off-premise sign.	6221 S. Howell Av. A/K/A 6221-31 S. Howell 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

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31	23138 Special Use	Scrub-A-Dub Car Wash Garret McIntosh; Prospective Buyer  Request to construct and occupy the premises as a car wash.	6231 S. Howell Av. A/K/A 6221-31 S. Howell 13th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. The applicant obtains Aldermanic approval for oversized driveway (over 30-feet).</li> <li>5. That the appellant continues to work with staff regarding landscaping and screening plans.</li> <li>6. That site illumination is controlled to prevent glare onto adjacent streets and residences.</li> <li>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
32	23152 Dimensional Variance	Patrick Wozney, Property Owner  Request to convert the current one car garage into a two car attached garage.	6151 S. 1st St. 13th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That this Variance is granted to run with the land.</li> </ol>	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
33	23186 Special Use	U-Save Auto Rental Kelly Manske and Konstantin Levitski; Property Owner  Request to continue occupying the premises as a motor vehicle rental facility with the addition of motor vehicle sales.	6146 S. Howell Av. 13th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
34	23219 Dimensional Variance	Nicolas Serrano, Property Owner  Request to remodel an existing 36 x 22 detached accessory garage.	3044 S. 12th St. 14th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
35	23185 Special Use	Industrial Recyclers Wayne Baumgarter; Property Owner	9400 N. 124th St. 15th Dist.
		Request to occupy the premises as a material recovery facility of ferrous and non-ferrous metals.	
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous BOZA conditions regarding this property have been met.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
36	23226 Special Use	Zion Rock Baptist Church Inc. Property Owner  Request to occupy the premises as a church.	10230 W. Fond du Lac Av. A/K/A 10212 W. Fond du Lac Ave. 15th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That landscaping and screening plans are submitted which meet the intent of s.295-75. Said plan should include landscaping and screening for all parking areas and access drives that are adjacent to the street.</li> <li>5. That the appellant receives permission from the City Forester to plant any landscaping that may be installed in the city right-of-way.</li> <li>6. That the appellant must submit an application to the City of Milwaukee to vacate a portion of West Fond du Lac Ave.</li> <li>7. That the appellant does not develop the site per Scheme 'A' on plans submitted to the Board of Zoning Appeals on 10/2/00, unless the City of Milwaukee Common Council approves the aforementioned street vacation.</li> <li>8. That site illumination must be controlled to prevent glare onto adjacent streets and properties.</li> <li>9. That signage is limited to a maximum of 50 square feet.</li> <li>10. That this Special Use is granted for a period of time commencing with the date hereof, and expiring on March 30, 2018.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
37	23194 Special Use	Central Ready Mixed, L.P. Robert E. Peters V.P. Operations; Property Owner  Request to construct a new building on the site of the existing concrete batch plant.  Action: Granted 10 yrs.  Motion: Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	11410 W. Brown Deer Rd. A/K/A 11400 W. Brown Deer Rd. 15th Dist.
38	23202 Dimensional Variance	Mr. & Mrs. Hector Gozales Property Owner  Request to convert the existing 2-family dwelling unit into a single family unit with an addition that connects the house to the garage.  Action: Granted  Motion: Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.  Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.  Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	2326-28 N. 59th St. 16th Dist.

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
39	23141 Use Variance	David Stewart, Property Owner  Request to continue occupying the premises as a motor vehicle repair facility.	1823 N. 19th Ln. A/K/A 1821-23 N. 19th Ln. 17th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
40	23065 Special Use	Voicestream Wireless, Lessee  Request to construct a transmission tower on the premises.	5303 W. Fond du lac Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	23160 Special Use	Vision Auto Detailing Inc., Lessee  Request to occupy the premises as motor vehicle repair (detailing) and sales facility.	6502 W. Fond du lac Av. 2nd Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That no occupancy permit is issued until all of the conditions of the Board's decision have been met. This includes upgrade of the landscaping to meet the intent of s.295-75 as well as all conditions listed here.</li> <li>5. That access to the alley in the rear of the site is blocked by means of a physical barrier.</li> <li>6. That no work of storage of vehicles occurs within the public right of way.</li> <li>7. That all conditions of the previous Board decision must be complied with.</li> <li>8. That this Special Use is granted for a period of time commencing with the date hereof, and expiring March 24, 2009.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	23063 Special Use	SBA Towers, Inc., Lessee  Request to construct an 80 ft. monopole transmission tower on the premises.	7677 W. Appleton Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the appellant provides a 6-foot high masonry wall along the north and east sides of the lease area to help screen the equipment.</li> <li>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
43	23064 Use Variance	Voice Stream Wireless, Lessee  Request to construct a transmission tower on the premises.	7138 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the appellant is successful in relocating the lease area to the rear of the site and submits revised plans to the Board prior to the issuance of any permits.</li> <li>5. That the equipment is screened by use of a 6 foot high wood fence as proposed in the plans for the original lease area.</li> <li>6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
44	23129 Dimensional Variance	Barbara Ambrose, Property Owner  Request to occupy the premises as a Community Living Arrangement (CLA) for no more than four developmentally disabled adults.	5057 N. 65th St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Variance is granted for a period of five (5) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
45	23035 Special Use	Gurmukh Singh, Lessee  Request to continue occupying the premises as a gas station, car wash, and convenience store.	6530-46 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the plan of operation is amended to include condition No. 4 from the prior approval in Case No. 20962 which indicates that the car wash not operate before 5:00 a.m. or after 10:00 p.m.</li> <li>5. That all other prior conditions of approval in Case No. 20962 are maintained.</li> <li>6. That the applicant take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel.</li> <li>7. That the hours of operation for the car washing facility be 7 a.m. - 9 p.m. during the months of May through October and from 7 a.m. - 10 p.m. during the months of November through April.</li> <li>8. That the hours of operation for the motor vehicle pumping station/convenience store be 5 a.m. through 12 a.m.</li> <li>9. That this Special Use and this Variance are granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
46	23051 Special Use	Living Water Church, Prospective Buyer  Request to occupy the premises as a church.	6450 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use and this Variance are granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	
47	22992 Special Use	The Mission of the Harvest Church of God John C. Pittman; Prospective Buyer  Request to occupy the premises as a church.	6519 W. Fond du Lac Av. 2nd Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</li> </ol>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	23205 Dimensional Variance	Gaenslen Elementary School Property Owner  Request to construct a 26.6 sq. ft. sign on the premises.	1250 E. Burleigh St. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the petitioners request and will be rescheduled at the next available hearing date.	
49	23147 Use Variance	Voice Stream Wireless II Corp. Jack A. Melvin; Lessee  Request to replace the existing 210 ft. lattice tower with a 210' monopole tower.	8814 W. Lisbon Av. 5th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
50	22886 Use Variance	Jeffery S. Katz  Request to occupy the premises as a metal processing and recycling (junkyard) facility, with outdoor storage.	8300 W. Florist Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Donald Jackson moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
51	23131 Special Use	Brian J. Bowles, Lessee  Request to occupy the premises as a motorcycle sale and service facility.	1012 E. Center St. A/K/A 1010-14 E. Center St. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That there is no out door storage of junk or vehicle parts.</li> <li>5. That landscaping and screening plans for the motor vehicle display areas are submitted which meet the intent of s.295-75 .</li> <li>6. That site illumination is controlled to prevent glare onto adjacent streets and residences.</li> <li>7. That no disabled or unlicensed vehicles or parts are stored outside.</li> <li>8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
52	23159 Dimensional Variance	West Hawkins, Property Owner  Request to occupy the premises as a Community Living Arrangement CLA (group foster home) for eight children ages 6 to 10 yrs.	4625 W. Mill Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the operator obtains an occupancy permit.</p> <p>5. That the appellant must obtain a license from State of Wisconsin Department of Health &amp; Family Services</p> <p>6. That these Variances are granted for a period of ten (10) years, commencing with the date hereof.</p>	
53	23193 Use Variance	Miller Compressing Co., Optionee  Request to occupy the premises as a scrap metal processing facility(junkyard not entirely contained within a building.).	3330 W. Fond du Lac Av. A/K/A 3310 W. Fond du Lac 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
54	23158 Dimensional Variance	Lad Lake, Inc., Prospective Buyer  Request to occupy the premises as group home for 8 juveniles ages sixteen to eighteen.	3446 N. 47th St. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing date.	
55	23183 Special Use	Bresslor Outdoor Advertising Richard Behrle; Lessee  Request to continue occupying the premises as a motor vehicle pumping station with the addition of an off premise sign.	110 E. Layton Av. 13th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
56	23213 Dimensional Variance	Juan Saavedra, Property Owner  Request to construct a front porch in the required setback.	3771 S. 15th St. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the petitioner build in accordance with plans submitted.  4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	23128 Special Use	American Council of the Blind Enterprises James Olsen; Lessee	109 W. Wilbur Av. A/K/A 107 W. Wilbur Ave. 13th Dist.
		Request to continue occupying the premises as a second hand sales facility.	
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions are complied with.</p> <p>5. That a security camera be installed on the exterior of the premises.</p> <p>6. That the trucks associated with the use are not stored in front of the building.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	



<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
58	23175 Special Use	Hertz Corporation Michael A. Sheror; Lessee  Request to occupy the premises as a temporary motor vehicle repair facility.	950 W. College Av. A/K/A 6102-04 S. 1st. St. 13th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.  2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.  3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.  4. That all on site parking must access the site through the existing driveway.  5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	
59	23114 Dimensional Variance	Voicestream Wireless Jeff Fowle; Lessee  Request to construct a 110 ft. tower on the premises.	1500 E. Manitoba St. A/K/A 1532 E. Oklahoma Ave. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
60	23211 Dimensional Variance	James and Mary Mussomelli Property Owner  Request to continue occupying the premises as a motor vehicle repair facility with wholesale activities without the required landscaping.	9105 W. Fond du Lac Av. 15th Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
61	23005 Dimensional Variance	True Rock Church of God In Christ Congregation Pastor Earnest Franklin, Jr.; Property Owner  Request to construct and occupy the premises as a church.	9214 W. Silver Spring Dr. 15th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the petitioner build in accordance with plans submitted.</li> <li>4. That the landscaping and screening plans are submitted that meet the intent of s.295-75.</li> <li>5. That these Variances are granted to run with the land.</li> </ol>	

<b><u>Item No.</u></b>	<b><u>Case No./ Case Type</u></b>	<b><u>Description</u></b>	<b><u>Premises Address/Ald. Dist.</u></b>
62	23113 Special Use	Jose M. Freytes, Lessee  Request to occupy the premises as a motor vehicle repair and sales facility.	3134 W. Burnham St. 16th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> <li>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</li> <li>2. That any permits required to execute the approved plans be obtained within six (6) months of the date hereof.</li> <li>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</li> <li>4. That the southerly driveway on S. 32nd Street is closed and restored with curb and gutter.</li> <li>5. That no work on or storage of vehicles occurs within the public right of way.</li> <li>6. That the site is developed according to the three-phase plan of implementation as submitted by the appellant and modified by the Zoning Administration Group.</li> <li>7. That landscaping and screening plans are submitted which meet the intent of s.295-75.</li> <li>8. That no disabled or junked vehicles or other auto parts are stored outside.</li> <li>9. That site illumination is controlled to prevent glare onto adjacent streets and residences.</li> <li>10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</li> </ol>	
63	23092 Use Variance	Maureen Bohorfoush, Prospective Buyer  Request to occupy the premises as a deli/coffee shop.	4101 W. Highland Bl. A/K/A 4110 W. Martin Dr. 16th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the item to administrative review. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	23146 Special Use	Edgerton Contractors, Inc., Lessee  Request to occupy the premises as a concrete crushing and processing plant.	5960 N. 60th St. 9th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant and will be rescheduled for the next available hearing.	

**Other Business:**

Board member Scott Winkler moved to approve the minutes of the September 7, 2000 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.

Board member Scott Winkler moved to approve the minutes of the September 21, 2000 meeting. Seconded by Board member Henry Szymanski. Unanimously approved.

The Board set the next meeting for October 12, 2000.

Board member Henry Szymanski moved to adjourn the meeting at 6:25 p.m.. Seconded by Board member Roy Nabors. Unanimously approved.

**BOARD OF ZONING APPEALS**

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Secretary of the Board